



County Planning Department Hearing

AGENDA

Road Names
Minor Use Permits
Lot Line Adjustments
Administrative Fine Appeals

MEETING DATE: Friday, August 15, 2014

HEARING OFFICER: Matt Janssen

MEETING LOCATION AND SCHEDULE

The hearing will be held in the San Luis Obispo County Board of Supervisors Chambers, 1055 Monterey St., Room #D170, County Government Center, San Luis Obispo, CA., on the first and third Fridays of each month. The Board of Supervisors Chambers are located on the corner of Santa Rosa and Monterey Streets.,

Meeting Begins

9:00 a.m.

ALL HEARINGS ARE ADVERTISED FOR 9:00 A.M. THIS TIME IS ONLY AN ESTIMATE AND IS NOT TO BE CONSIDERED AS TIME GUARANTEED. THE PUBLIC AND APPLICANTS ARE ADVISED TO ARRIVE EARLY.

MATTERS TO BE CONSIDERED

PUBLIC COMMENT PERIOD

1. Members of the public wishing to address the Planning Department Hearing Officer on consent agenda items and matters other than hearing items may do so at this time, when recognized by the Hearing Officer. Presentations are limited to three minutes per individual.

CONSENT AGENDA

2. Unless pulled from the consent agenda by the Planning Department Hearing Officer for separate action, the following items will be acted on collectively because individual public hearings were not requested or required pursuant to Land Use Ordinance Section 22.062.050B.4.b. or Coastal Zone Land Use Ordinance Sections 23.02.033b.(2)(ii) and 23.02.033b.(4)(ii):
3. July 18, 2014 PDH Minutes
4. Hearing to consider a request by **MCKERNON-CINDRICH** for a Minor Use Permit to allow for the modification of parking standards for a proposed restaurant. The proposed restaurant would require 31 parking spaces, and the applicant is proposing to reduce the required parking to a total of 24 spaces, of which, 11 spaces would be provided on-site and 13 spaces would be located on neighboring parking lots via shared parking agreements. The project is within the Commercial Retail land use category and is located at 509 South Main Street, on the southeast corner of the intersection of South Main Street and 5th

Street, in the community of Templeton. The site is in the Salinas River Sub Area of the North County planning area. This project is exempt under CEQA.

County File Number: DRC2013-00101
Supervisory District: 1
Xzandrea Fowler, Project Manager

APN(s): 041-172-004 & 005
Date Accepted: June 30, 2014
Recommendation: Continue to 9/5/14

5. Hearing to consider a request by **CHRIS & KYRA KITTS** for a Minor Use Permit / Coastal Development Permit to allow the following: demolition of an existing deck/carport and sunroom, an addition of a 550 square foot garage with a 660 square foot bedroom and bathroom located above the garage (on the second floor), and a 210 square foot deck. The project will result in the disturbance of approximately 1,100 square feet of a 1.21 acre parcel. The proposed project is within the Residential Single Family land use category and is located at the corner of Quail Lane and Bayview Heights Drive at 1340 Bayview Heights Drive, in the community of Los Osos. The site is in the Estero planning area. This project is exempt under CEQA.

County File Number: DRC2013-00089
Supervisory District: 2
Morgan Torell, Project Manager

Assessor Parcel Number: 074-325-036
Date Accepted: June 13, 2014
Recommendation: Approve

HEARING ITEMS

6. Hearing to consider a request by **CONNIE GRIEB WILLEMS** to rename an existing road from Trout Farm Road to GRIEB RANCH WAY. The subject road is approximately 3,650 feet in length, and currently does not serve any addressed structures. This road joins the southeast side of Lopez Drive approximately 3,750 feet southwest of Lopez Lake Dam and approximately 5.5 miles northeast of the City of Arroyo Grande, in the Huasna-Lopez Sub Area, of the South County Planning Area.

County File Number: SUB2013-00067
Supervisory District: 4
Cody Scheel, Project Manager

APN(s): 047-021-011, 013, 017 &
048-061-058
Dated Accepted: May 9, 2014
Recommendation: Approval

7. Hearing to consider a request by **JOHN AND JUDY KENT** for a Minor Use Permit/Coastal Development Permit to allow the construction of a 600 square foot guesthouse with a 310 square foot deck and approximately 70 square feet of wooden stairs. The project will result in approximately 4,500 square feet of ground disturbance on a 10,500 square foot residential parcel. The proposed project is within the Residential Single Family land use category, and is located at 2561 Victoria Way, approximately 0.25-mile northwest of the Ardath Drive and Madison Street intersection, in the community of Cambria. The site is in the North Coast planning area. This project was granted a Class 3 Categorical Exemption on July 18, 2014 (ED14-017). This project is exempt under CEQA.

County File Number: DRC2013-00061
Supervisory District: 2
Schani Siong, Project Manager

Assessor Parcel Number: 023-021-031
Date Accepted: June 10, 2014
Recommendation: Approval

ESTIMATED TIME OF ADJOURNMENT: 10:00 a.m.

NICOLE RETANA, SECRETARY
COUNTY PLANNING DEPARTMENT HEARINGS

PUBLIC RECORDS ACT

Supplemental correspondence and other materials for open session agenda items that are distributed to the Planning Department staff within 72 hours preceding the Planning Department Hearing meeting are available for public viewing in the Planning and Building Department located at 976 Osos Street, Room 200. With respect to documents submitted by members of the public to the Planning Department staff during a meeting, the law requires only that those documents be copied by the Clerk after the meeting for members of the public who desire copies. However, as a courtesy to others, it is requested that members of the public bring at least 4 extra copies of documents that they intend to submit to the Planning Department staff during a meeting so that those extra copies can be immediately distributed to all members of the Planning Department staff and other members of the public who desire copies.

DEPARTMENT OF PLANNING AND BUILDING MEETING PROCEDURES

Planning Department Hearings are conducted under the authority of the Hearing Officer. Each item scheduled for public hearing at a Planning Department Hearing will be announced by the Hearing Officer and the hearing will be conducted as follows:

1. The Planning Department staff will present the staff report and recommendation on the matter being heard.
2. The Hearing Officer will open the public hearing and will first ask the project applicant (if any) to present any points they feel the Planning Department Hearings should understand about their proposal.
3. The Hearing Officer will ask other interested persons to present any testimony they wish to give about the proposal being considered.
4. The Hearing Officer will offer the project applicant an opportunity for rebuttal of any testimony against the proposal or to clarify information previously presented.

RULES FOR PRESENTING TESTIMONY

All persons who wish to present testimony to the Planning Department Hearings in a public hearing must observe the following rules:

1. When beginning to speak, first identify yourself and place of residence. This is required for the public record. Planning Department Hearings are tape recorded.
2. All remarks must be addressed to the Hearing Officer. Conversation or debate between a speaker and a member of the audience is not permitted.
3. Please keep your remarks as brief as possible. When a number of speakers wish to testify on the same project, the Hearing Officer may limit the time for testimony to 3 minutes for individuals and 8 minutes for persons representing a group. Focus your testimony on the most important facts you wish to be considered. Avoid duplicating testimony provided by others.
4. Whenever possible, written testimony should be presented as well as oral. Written testimony can be submitted for Planning Department Hearings consideration in advance of the actual hearing date.

APPEALS

If you are dissatisfied with any aspect of an approval or denial of a project, you have the right to appeal this decision to the Board of Supervisors up to 14 days after the date of action, in writing, to the Planning Department. If legitimate coastal resource issues related to our local Coastal Program are raised in the appeal, there will be no fee. If an appeal is filed for an inland project, or for a coastal project with no legitimate coastal issues, there will be a fee set by the current fee schedule. If a fee is required, it must accompany the appeal form. The appeal will not be considered complete if a fee is required but not paid. There must be an original form and original signature, a FAX is not accepted.

Planning Department Hearings decisions may also be appealable to the California Coastal Commission pursuant to Coastal Act Section 30603 and the County Coastal Zone Land Use Ordinance 23.01.043. Exhaustion of appeals at the county is required prior to appealing the matter to the California Coastal Commission. The appeal to the Board of Supervisors must be made to the Planning Commission Secretary, Department of Planning and Building, and the appeal to the California Coastal Commission must be made directly to the California Coastal Commission Office. These regulations contain specific time limits to appeal, criteria, and procedures that must be followed to appeal this action. The regulations provide the California Coastal Commission 10 working days following the expiration of the County appeal period to appeal the decision. This means that no construction permits can be issued until both the County appeal period and the additional Coastal Commission appeal period have expired without an appeal being filed.

Contact the Coastal Commission's Santa Cruz Office at (831) 427-4863 for further information on appeal procedures.

HEARING IMPAIRED: There are devices available for the hearing impaired upon request.

ON THE INTERNET

This agenda may be found on the internet at: <http://www.sloplanning.org> under Quicklinks, Meeting Agendas. For further information, please call (805) 788-2947.